



## Client Edition

### Ray White Unlimited | Bondi Beach Making Sense - February 2017

By Ron Bauer

#### Sales report:

History dictates that March is one of the biggest months of the real estate calendar. Well, that would be very exciting indeed because February was a record breaking career highlight! Our Auction on the 22nd Feb may well stand alone for some time. Every property submitted was sold, all under heavy competition and for a combined total of over \$20m. But as we say, it's not how many, not how fast – it's how well, and the overriding statistic is that we achieved in excess of \$2m above our clients reserve prices.

Top results:

**48 Blair St, Nth Bondi SOLD \$5,100,000; 101 Hastings Parade, Bondi Beach SOLD \$4,420,000**

**7 London St, Enmore SOLD \$2,926,000; 32/35-37 Ocean St, Bondi SOLD \$3,050,000**

**4/24 Imperial Ave, Bondi Beach SOLD \$1,401,000... and more**

Record results across a wide range of prices/classes. Selling soon? Hard to see a better moment to do so.

#### Investment report:

In the past (and inevitably in the future) there are difficult times in the market where just getting tenants in and ensuring occupancy are the main and only priority. But in recent times, the market has been more than kind and it has opened the door for us to look at ways of increasing returns even further. #1 is having a tenant, then keeping the rents rising. With this in place how can we look at controlling expenses better? We are currently investigating a maintenance/repair package that will offer our clients just that. As a client, we expect to have more detailed information to you within the next few weeks. We think you will find it compelling.



*Not how many, not how fast - it's how well!*

*"Agents spend most of their time chasing new clients, I spend the time looking after mine"... Ron Bauer.*

*Many agents spend as much as 90% of their time prospecting for new business. That leaves only 10% to look after the clients they have or find! With over 25 years of local experience, it makes sense to call Ron Bauer if you want to achieve the best possible price for your property.*



Thank you for your continued support and please call me personally anytime if we can be of further assistance in any way.

Yours Faithfully,

**Ray White Unlimited | Bondi Beach**

RON BAUER  
Director/Principal



## Open Invitation

Would you like to get a 'feel' for the market?

Please come along to one of our next Auctions being held on: Wednesday 8th & 29th March, 6.30pm

**Venue:** Club Rose Bay, Cnr Vickery Ave & New South Head Rd, Rose Bay

"The only quality Eastern Suburbs venue with lift access and easy parking"

For an order of sale 1 day prior, please email [jeanette@rwunlimited.com.au](mailto:jeanette@rwunlimited.com.au) or call the office



## Some recent sales:



**Enmore**  
London Street  
\$2,926,000



**Bondi**  
Ocean Street  
\$3,050,000



**Bondi Junction**  
Hollywood Avenue  
\$1,460,000



**North Bondi**  
Blair Street  
\$5,100,000



**Bondi Junction**  
Newland Street  
\$585,000



**North Bondi**  
Hastings Parade  
\$4,420,000



**Bondi Beach**  
Imperial Avenue  
\$1,401,000



**Bondi**  
Ocean Street  
\$1,515,000

## Some recent lettings:



**North Bondi**  
Blair Street  
\$910pw



**North Bondi**  
Ramsgate Avenue  
\$800pw



**North Bondi**  
Military Road  
\$750pw



**Bondi Junction**  
Hollywood Avenue  
\$780pw

## Sold above the reserve on behalf of our Management Client!



Mr A is a very happy client!  
**North Bondi**  
Blair Street  
Sold \$400,000 above reserve



Mr S is a very happy client!  
**Enmore**  
London Street  
Sold \$626,000 above reserve

## We are pleased to present our... 'Investment Properties Of The Month'



1/37a Bourke Street, Queens Park  
Auction: Wed 29 March, 6.30pm  
View: Sat & Thur 10am – 10.45am  
Price Estimate: \$800,000+



16/1 Benelong Crescent, Bellevue Hill  
Auction: Wed 29 March, 6.30pm  
View: Sat & Thur 11am – 11.45am  
Price Estimate: \$750,000+



## Are you considering selling your investment property?

We take great care and employ every resource to ensure that sales on behalf of our management clients achieve the very best in service and price. If you require any advice or assistance in regards to buying or selling, please contact me directly anytime. Confidentiality and experienced advice assured.

### Your Team

**Principal:** Ron Bauer

**Sales:** Monica Shor, Melanie Lahoud, Hamish McMaster, Lisa Dwyer, Karen Davies, Phabien Thompson, Paula Simoes, Natalia Kuzyk

**Property Mgt:** David Germane, Amoula Kemeny, Joanne Saffer, Lena Lahood, Chris Papp, Emma Whaling, Joey Shatari

**Admin:** Karen Gosbell, Karen Bauer, Susie Kemeny, Jeanette Misiak, Romy Rodriguez

**Reception:** Hannah Pak

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